

Report No. BC/MB/11.20.02.

Coal Mining Risk Report: Land at Wellfield Road, Baglan, Port Talbot.

Prepared on behalf of:

Mr Jonathan Davies

By:



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Coal Mining Risk Assessment: Land at Wellfield Road, Baglan, Port Talbot.

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Drawing No:		Scale:
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<i>BC/MB/11.20.02.02.</i>	<i>Geology Plan.</i>	<i>1:10,560.</i>
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Appendices

- Appendix I: Copy of The Coal Authority's Mining Report, reference no. 51002318476001.*
- Appendix II: Copy of Public Health England's Radon Report.*

Coal Mining Risk Assessment: Land at Wellfield Road, Baglan, Port Talbot.

1 Introduction

This report has been prepared on behalf of our client:

***Mr Jonathan Davies,
36 Heathland Way,
Coed Darcy,
Llandarcy,
SA10 6FS***

and relates to the above parcel of land adjacent and to the south of 16 Wellfield Road in Baglan where it is proposed to construct a detached dwelling. This report discusses the geology and mining history of the Site and the immediately surrounding area as they may affect the proposed development and thereby assesses its risk from the mining heritage and from the geology.

The following sources of data were used in the compilation of this report:

- i) Research of published geological records;*
- ii) Research of British Geological Survey's GeoIndex;*
- iii) Research of mining records held at The Coal Authority's archive in Mansfield;*
- iv) The findings of The Coal Authority's mining report, reference no. 51002318476001;*
- v) Inspection of The Coal Authority's interactive map, accessed on the 3rd November 2020;*
- vi) The findings of a Radon Gas report obtained from Public Health England and*
- vii) The archive records of Blandford Consulting.*

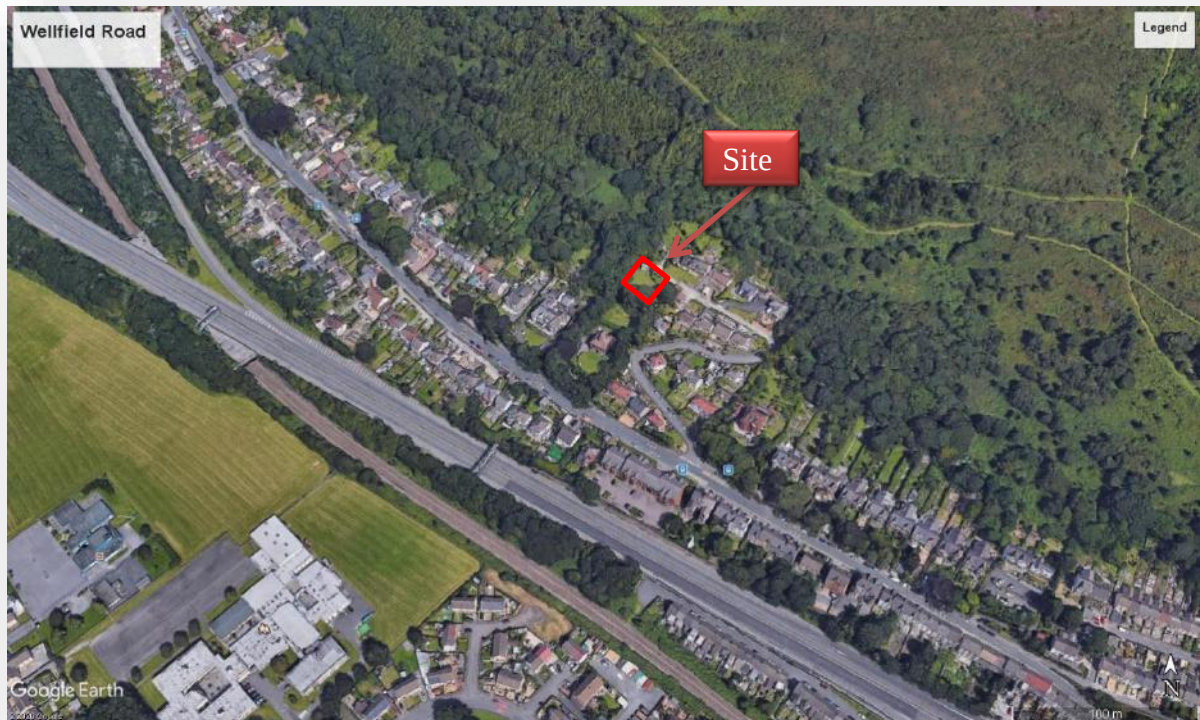
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The findings of this report are necessarily based upon the data used in its compilation and may be amended in the future in the light of additional material information. The report must only be used in its entirety for its stated purpose.

2 Brief Description of the Site

The plot of land that is the subject of this report, 'the Site' is presently a grass covered slope situated immediately to the south of 16 Wellfield Road, approximately 1km north-west of the commercial centre of Port Talbot (see Figure 1 and *General Location Plan, drawing no. BC/MB/11.20.02.01*). The land lying to the west of the Site is occupied with woodland and open countryside on the slopes of Mynydd Dinas; detached dwellings are present on the remaining boundaries. The Site is roughly rectangular in outline with approximate maximum dimensions of 25m and 30m, the Site slopes south-westwards between approximate elevations of 50m to 45m aod.

Figure 1
Aerial View of Site

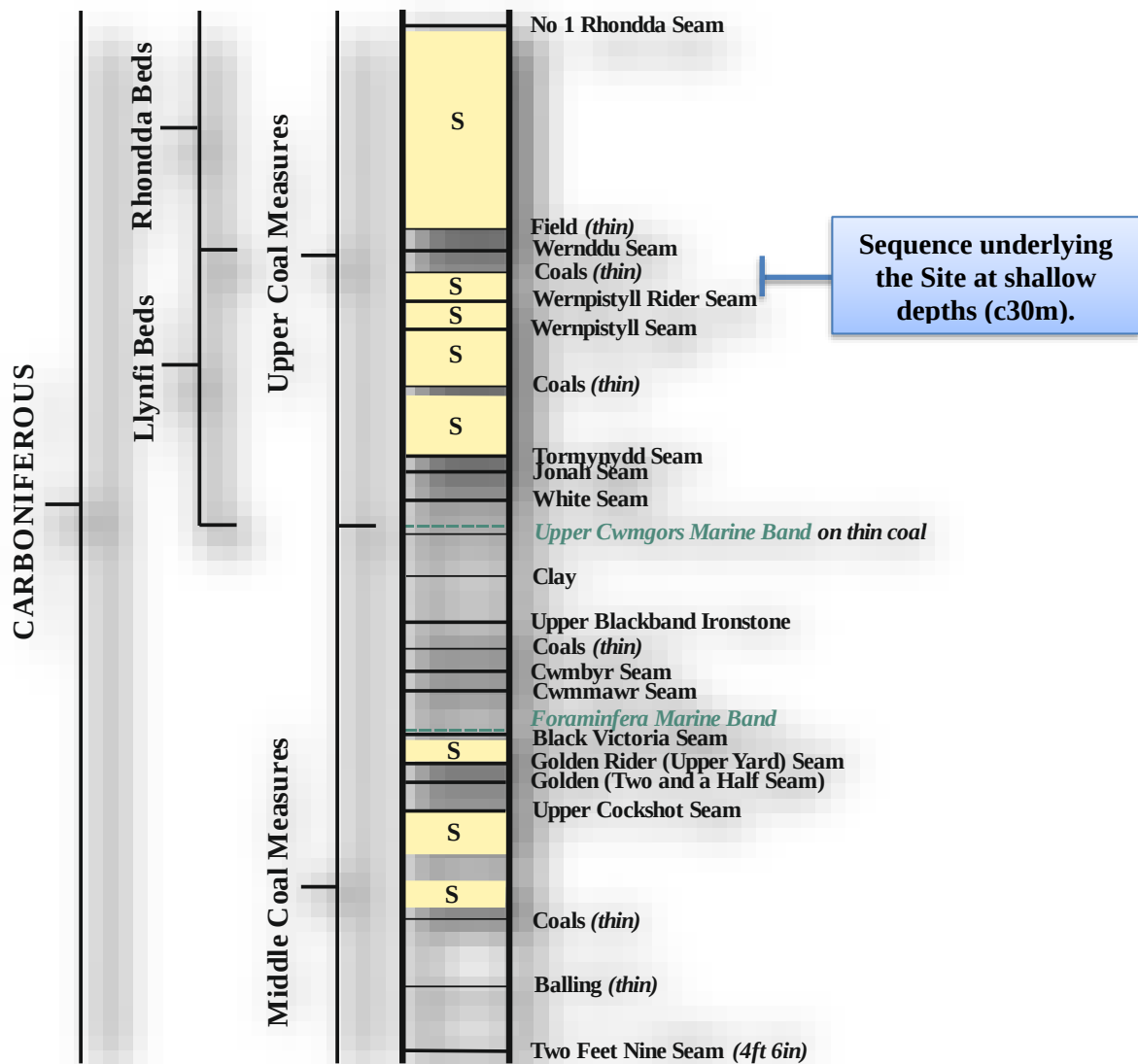


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3 Geology of the Site

The Site is situated at the southern margins of the former South Wales Coalfield and is underlain at shallow depths by strata assigned to the Llynfi Beds, a sub-division of the Upper Coal Measures, which are of Upper Carboniferous age. The most recently published geological sheet at the 1:10,560 scale (Sheet SS 79 SE) shows the conjectural outcrop of a thin coal seam to pass through the Site, the thin coal seam is situated between the Wernddu and Wernpistyll Rider Seams (see *Geology Plan, drawing no. BC/MB/11.20.02.02*). A number of other conjectural outcrops are present to the north-east of the Site, all the outcrops have a north-westerly trend along the slopes of Mynydd Dinas.

Figure 2
Indicative Stratigraphic Column.



/Cont....

The regional dip of the coal measures is northerly such that the published geological sheet indicates that the thin coal seam underlies the northern part of the Site at very shallow depths. The underlying Wernpistyll Seam is estimated to be at a depth greater than 30m beneath the Site.

The coal measures of the South Wales Coalfield have been affected by large faults. These large faults have a slightly sinuous trace at the surface and, in the Margam area, an average trend towards the north and north-east, and the north-west. The Site is not affected by any such faulting.

The published geological sheet indicates that the coal measures are overlain with deposits of glacial till, Boulder Clay; we have no detailed information relating to the engineering properties or thickness of the soils at the Site.

The published geological sheet also shows an area of landslip immediately to the south-east of the Site, the area of landslip does not extend onto the Site.

4 Mining History

The general area has been subject to coal mining operations dating back to the nineteenth century. Coal seams were accessed by adits driven into the mining horizons near their outcrops supplemented by air shafts; larger shafts gave access to deeper lying coal seams. However, The Coal Authority's interactive map shows that there are no recorded workings underlying the Site, shallow or otherwise, and no 'probable' shallow mine workings in the vicinity of the Site (see Figure 3). In fact, there are no recorded shallow mine workings or 'probable' workings anywhere within 3km of the Site. There are no recorded mine entries within the confines of the Site or within 20m of it, and no records of any nearby disused adits that might have provided access to underground workings that could extend beneath the Site.

There are no active coal mines in the locality, either deep mines or opencast, that would affect the structural integrity of the proposed development and the Site has not previously been part of an opencast coal site.

/Cont....

Figure 3
Print-out of The Coal Authority's Interactive Map
 (Accessed 3rd November 2020)



5 Mine Gases

When coal is mined gases, including methane, are released and may accumulate in the voids left by the mining operations. These gases may later vent to atmosphere or be displaced by mine water flooding the mining voids and forced to the surface. Mine gases may, in certain circumstances, accumulate within buildings and pose a risk of asphyxiation, fire or explosion. A number of studies of the old workings across South Wales and dating back to the mid to late twentieth century have shown that there is little risk from mine gases. This may be as a result of the nature of the coal seams or because the shallow old workings have vented most of the mine gases to atmosphere or is as a result of the combination of the two. There are no shallow mine workings underlying the Site that could act as a source for mine gases and The Coal Authority has no record of a mine gas emission at the Site that has required action.

6 Radon Gas

Recent government guidelines recommend that the potential for Radon gas should be assessed for all new developments; the advice has been implemented by obtaining from Public Health England a Radon report for the immediately adjacent 16 Wellfield Road, where the geology is the same as at the Site. The report identifies that the Site is in a Radon affected area where the estimated probability of the property being above the action level is 3-5%.

7 Discussion and Recommendations

7.1 Solid Geology

There are no issues relating to the solid geology of the Site that would affect the structural integrity of the proposed development and no further action is required in this respect.

/Cont....

7.2 Mining History

7.2.1 Mine Workings

There are no recorded workings underlying the Site, shallow or otherwise, and The Coal Authority's interactive map also shows that there are no 'probable' workings present, *i.e.* suspected shallow mine workings for which there is no record. There is no coal seam underlying the Site at shallow depths that is thick enough to have supported underground mining operations. There are no active coal mines in the area that could affect the structural integrity of the proposed development and the Site has not been part of an opencast coal site. In so far as the mining heritage of the area is concerned, there is no risk to the proposed development.

7.2.2 Mine Entries

There are no recorded mine entries within the Site or within 20m of it. The risk of an unrecorded mine entry being present on the site cannot be entirely discounted given the mining history of the district. However, it is extremely unlikely in this case because there is no thick coal seam outcrop present on the Site and no coal seam beneath the Site at shallow depths that might have been the subject of a mining operation. Further, there are thick superficial deposits on the Site, which would have made the excavation of an adit very onerous, resulting in a large excavation for which there is no evidence. However, it would be prudent to monitor excavations on the Site and if anything unusual is observed then the excavation work should be stopped immediately, and advice sought from a Chartered Geologist or from The Coal Authority.

7.2.3 Mine Gases

There are no shallow mine workings underlying the Site that could act as a source of mine gases and The Coal Authority has no record of a mine gas emission at the Site that has required action.

/Cont....

7.2.1 Radon Gas

A Radon report obtained from Public Health England identifies that the Site lies within in area that is affected by Radon gas and where the estimated probability of the property being above the action level is 3-5%. The appropriate response for building control purposes is that BASIC protection measures are required for the new dwelling.

7.3 Summary of Risk Assessment

There is no recognised risk to the proposed development from the solid geology or from the mining history of the area. BASIC Radon gas protection measures will be required.

7.4 Summary of Recommendations

In so far as the solid geology and mining history of the area is concerned, no particular measures are required in the design and construction of foundations and shallow spread foundations will be appropriate. This advice is given subject to an assessment of the soil conditions on the Site, which may affect the choice of foundations. The risk of a disused mine entry being present on the Site is extremely low to negligible but cannot be entirely dismissed. Excavation work on the Site should be carefully monitored for any evidence of a disused mine entry and if any unusual features are observed then the work must be stopped immediately, and advice sought from a Chartered Geologist or from The Coal Authority.

BASIC Radon protection measures are required.



**Dr Malcolm Blandford,
Chartered Geologist.**

Report Date 4th November 2020.

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PLANS



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Geologists Working With The Environment....

Study on Land at Wellfield Road, Baglan, Port Talbot.

General Location Plan.

Plan Scale: 1:50,000.



Key to Symbols:

 Approximate Position of Site.

Note:
North is at top of plan.

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Study on Land at Wellfield Road, Baglan, Port Talbot.

Geology Plan.

Plan Scale: 1:10,560.

Key to Symbols:



Approximate Position of Site.

Note:

North is at top of plan.

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Drawing No: BC/MB/11.20.02.02.

Study on Land at Wellfield Road, Baglan, Port Talbot.

Detailed Location Plan.

Plan Scale: Approx 1:500.

Key to Symbols:

- Approximate Site Boundary.
- Other Land in Client's Control.

Notes:
North is at top of plan.

*Plan extracted from drawing 07.20.WR.D4
prepared by JA Rewbridge Development
Services.*

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APPENDIX I

**THE COAL AUTHORITY'S
MINING REPORT REF, NO.
51002318476001**



THE ENTERPRISE CENTRE,
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PENTREBACH,
MERTHYR TYDFIL,
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The Coal
Authority

CON29M

coal mining report

LAND OFF, WELLFIELD ROAD, BAGLAN, NEATH PORT TALBOT, SA12 8AB



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. In view of the coal mining circumstances we would recommend that any planned or future development should follow detailed technical advice before beginning work on site. Please see **page 3** for further details on **Future development**.

Your reference: **BC/MB/11.20.02**
Our reference: **51002318476001**
Date: **4 November 2020**

Client name:
BLANDFORD CONSULTING

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

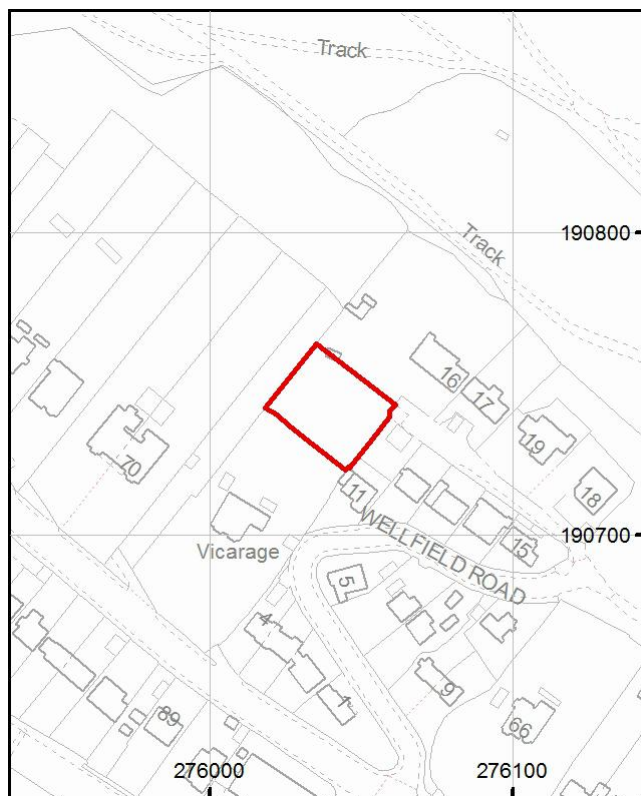


The Law
Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.



What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further action reports.

Professional opinion



Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

However the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Professional opinion sections of the report.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **01623 646 333**. Further information can be found on our website: www.gov.uk/coalauthority.



On behalf of the insurer

Coal Mining Report Insurance Policy Schedule

Policy number: 28930878

The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE

Binding Authority contract number: RNMFP2003841

Property: LAND OFF, WELLFIELD ROAD, BAGLAN, NEATH PORT TALBOT, SA12 8AB

Report reference number: 51002318476001

Limit of cover: £50,000.00

Dated: 4 November 2020

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:

<https://www.groundstability.com/insurance/terms/20190404/terms.html>

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

APPENDIX II

PUBLIC HEALTH ENGLAND'S RADON REPORT



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Radon Risk Report for addresses in England and Wales

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Address searched: 16 Wellfield Road, Baglan, Port Talbot, SA12 8AB

Date of report: 4 November 2020

Guidance for existing properties

Is this property in a radon Affected Area? - Yes

A radon Affected Area is defined as where the radon level in at least one property in every hundred is estimated to exceed the Action Level.

The estimated probability of the property being above the Action Level for radon is: 3-5%

The result may not be valid for buildings larger than 25 metres.

If this site is for redevelopment, you should undertake a GeoReport provided by the British Geological Survey.

This report informs you of the estimated probability that this particular property is above the Action Level for radon. This does not necessarily mean there is a radon problem in the property; the only way to find out whether it is above or below the Action Level is to carry out a radon measurement in an existing property.

Radon Affected Areas are designated by the Public Health England. PHE advises that radon gas should be measured in all properties within Radon Affected Areas.

If you are buying a currently occupied property in a Radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were above the Radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and the results of re-testing confirmed the effectiveness of the measures.

Further information is available from PHE or <https://www.ukradon.org>

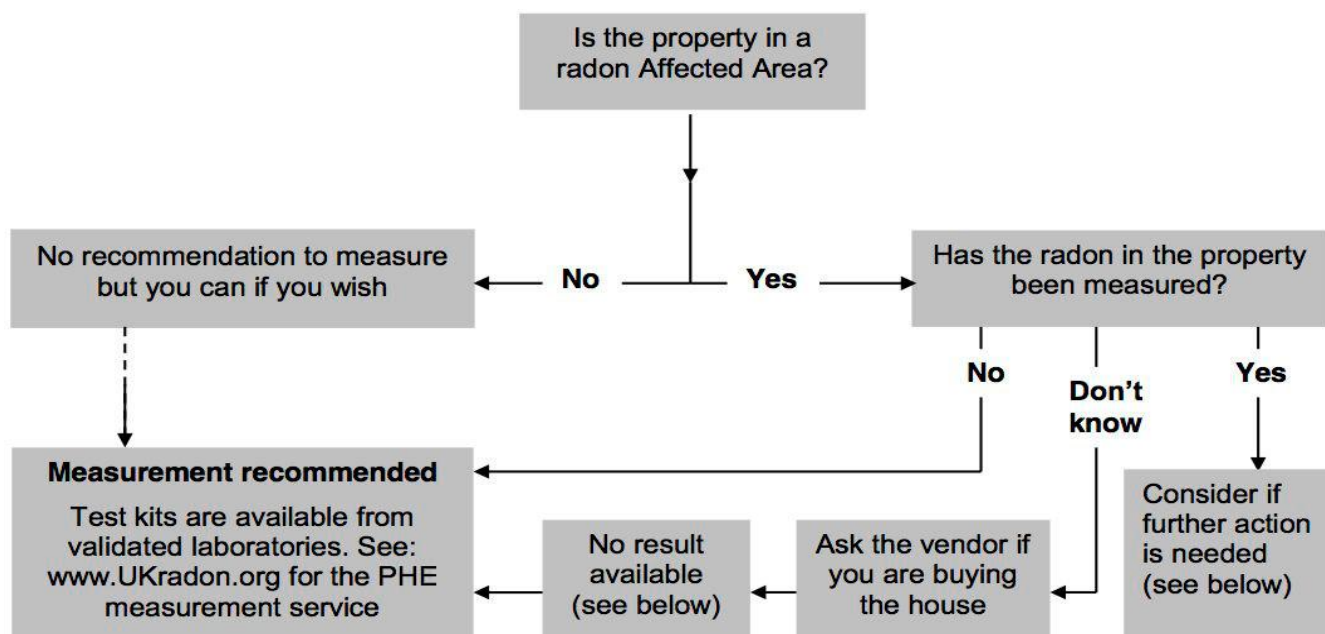
Guidance for new buildings and extensions to existing properties

What is the requirement under Building Regulations for radon protection in new buildings and extensions at the property location? - Basic Protection

If you are buying a new property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

See the Radon and Building Regulations for more details.

PHE guidance for occupiers and prospective purchases



Existing radon test results: There is no public record of individual radon measurements. Results of previous tests can only be obtained from the seller. Radon levels can be significantly affected by changes to the building or its use, particularly by alterations to the heating and ventilation which can also be affected by changes in occupier. If in doubt, test again for reassurance.

Radon Bond: This is simply a retained fund, the terms of which are negotiated between the purchaser and the vendor. It allows the conveyance of the property to proceed without undue delay. The purchaser is protected against the possible cost of radon reduction work and the seller does not lose sale proceeds if the result is low. Make sure the agreement allows enough time to complete the test, get the result and arrange the work if needed.

High Results: Exposure to high levels of radon increases the risk of developing lung cancer. If a test in a home gives a result at or above the Action Level of 200 Becquerels per cubic metre of air (Bq/m³), formal advice will be given to lower the level. Radon reduction will also be recommended if the occupants include smokers or ex-smokers when the radon level is at or above the Target Level of 100 Bq/m³; these groups have a higher risk. Information on health risks and radon reduction work is available from PHE. Guidance about radon reduction work is also available from some Local Authorities, the Building Research Establishment and specialist contractors.

PHE designated radon website:

<https://www.ukradon.org>

Building Research Establishment:

<http://www.bre.co.uk/page.jsp?id=3137>



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